City and County of San Francisco

DRAFT
SUBSTANTIAL AMENDMENT TO
2000-2010 ACTION PLAN

For Program Year
July 1, 2009 – June 30, 2010

For Public Review Between
October 1, 2009 and October 30, 2009

Mayor's Office of Housing
San Francisco Redevelopment Agency

One South Van Ness Avenue, Fifth Floor
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DRAFT Substantial Amendment to San Francisco's 2009-2010 Action Plan

NOTES FOR PUBLIC REVIEW and COMMENT:

1) This draft document is available for public review and comment between October 1 and October 30, 2009.
2) You may review this on-line version or review a hard copy of the draft document at the following locations:
    - Offices of MOH and SFRA, 1 South Van Ness Avenue, 5th Floor; and
    - Main Branch of the SF Public Library, 100 Larkin Street, 5th Floor, Government Information Center.
3) Staff welcomes your comments in writing. They may be directed to: Mayor's Office of Housing, Draft 2009-2010 Action Plan Substantial Amendment Staff, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103. In your comment, please be specific about your issue and refer to a specific section of the Draft Report, if appropriate.
4) The public is invited to provide comments on the Draft Substantial Amendment on October 19, 2009 at the regular meeting of the Citizens Committee on Community Development. The meeting is scheduled for 5:45pm at 1 South Van Ness Avenue, 5th Floor.
5) The close of the public comment period is October 30, 2009 at 5:00 p.m.
6) Thank you in advance for your participation in this process.

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Public Comment Form for Draft 2009-2010 Action Plan Substantial Amendment

Your Name (optional): _____

Phone # (optional): _____ **Email address (optional):** _____

Comments (Please refer to specific section(s) of the Draft Report, if appropriate):

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Please send your comments to:
Mayor's Office of Housing
Draft 2009-2010 Action Plan Substantial Amendment Staff
1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103

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INTRODUCTION

Action Plan

The 2009-2010 Action Plan presents the City and County of San Francisco's strategies and priorities to address the housing and community development needs of low-income San Franciscans and addresses the goals established in its 2005-2009 Consolidated Plan. The Action Plan also identifies specific activities that have been recommended for funding for the 2009-2010 program year with four federal funding sources. The Action Plan is submitted to the United States Department of Housing and Urban Development (HUD) annually and constitutes an application for funds under the following four federal programs:

- Community Development Block Grant (CDBG);
- Emergency Shelter Grant (ESG);
- HOME Investment Partnership (HOME); and,
- Housing Opportunities for Persons With AIDS (HOPWA).

Lead Agency

For the 2008-2009 program year and prior years, the Mayor's Office of Community Investment (MOCI) (formerly Mayor's Office of Community Development) was the lead agency responsible for the consolidated planning and reporting for the four programs to HUD. MOCI administered non-housing aspects of the CDBG Program and the ESG Program. The Mayor's Office of Housing (MOH) was responsible for the housing activities of the CDBG Program and the HOME Program. The San Francisco Redevelopment Agency (SFRA) was the lead agency for the three-county HOPWA Program that serves San Francisco, San Mateo and Marin Counties.

Beginning in program year 2009-2010, MOCI has been integrated into MOH and MOH is the lead agency responsible for the consolidated planning and reporting to HUD. MOH will continue to administer the housing activities of the CDBG program and all HOME activities. MOH, with its new Community Development Division, will now also administer CDBG public facility and non-workforce development public service activities, and all ESG activities. The Office of Economic and Workforce Development (OEWD) will be responsible for economic development and workforce development activities of the CDBG program. The San Francisco Redevelopment Agency (SFRA) will continue to be the lead agency for the three-county HOPWA Program that serves San Francisco, San Mateo and Marin Counties.

Citizen Participation

The Citizens Committee on Community Development (CCCD) is a 17-member advisory body that makes recommendations on grants under the CDBG and ESG programs. Members are appointed by the Mayor, and represent a broad cross-section of communities served by MOH. The CCCD holds public hearings, assists with the identification of community needs and the

formulation of program priorities, reviews proposals, makes funding recommendations for the CDBG and ESG programs to the Mayor, and encourages public participation throughout the year on the two federal programs. The CCCD has regular monthly public meetings.

During the spring of 2009, the City convened the Working Group on Community Development. This Working Group was charged with reviewing the current oversight structure for implementing community development strategies in the City, including reviewing the current and future role of the CCCD. The Working Group issued recommendations to the City that included possible expansion of the CCCD as well as other possible changes, for consideration by the Mayor's Office and the Board of Supervisors in 2009-2010.

The Citizen Participation Plan for the CDBG, ESG, HOME and HOPWA Programs sets forth policies and procedures that the CCCD, MOH and SFRA have adopted to encourage citizen involvement regarding the use of the four federal funding sources. The Citizen Participation Plan specifically promotes citizen participation in the following activities:

- Development of the Consolidated Plan, a five-year strategic plan that outlines the strategy and goals for San Francisco's use of the four federal funding sources;
- Development of each annual Action Plan, which identifies the proposed projects that will be funded during the upcoming fiscal year with the four funding sources;
- Consideration of substantial amendments to a Consolidated Plan and/or annual Action Plan;
- Review of each annual Consolidated Annual Performance and Evaluation Report, which describes San Francisco's implementation of activities funded by the four Federal programs; and
- Consideration of substantial amendments to the Citizen Participation Plan.

The intent of the Citizen Participation Plan is to encourage those least likely to participate in the process, especially low-income persons living in distressed neighborhoods, in public and assisted housing developments, and in areas where CDBG funds are proposed to be used. The plan describes actions the City will take to encourage participation of all citizens, with special outreach to communities of color, limited English proficient residents, and persons with disabilities.

According to the Citizen Participation Plan, annual Action Plans may be revised during the program year. Certain changes will be minor in nature, and will not require public notification or citizen participation prior to the implementation of such changes. Other changes, defined as substantial, will require public notification and public review.

The following changes are considered substantial amendments to the Action Plan:

1. A cumulative change in the use of CDBG funds from one activity to another activity in excess of 10% of the total CDBG grant allocation for the program year. Examples of activities are planning/administration, public services, economic development, capital projects, and housing.

2. A change in the method of distribution of CDBG funds to sub-recipients for an amount that is more than 10% of the total CDBG grant allocation for the program year. The primary method of distribution of CDBG funds is through a competitive selection process, which is generally a Request For Proposals (RFP), a Request For Qualifications (RFQ), or a Notice of Funding Availability (NOFA) process.

In cases of substantial amendments to the Action Plan, the public notification/review process is as follows:

1. MOH will publish a notice in the local newspaper that is currently designated by the San Francisco Board of Supervisors for public notices, which will inform the public of proposed changes, and locations where a copy of the draft amendment may be reviewed.
2. After public notice of approximately 7-10 days, the draft amendment will be available for public review and comment electronically on MOH's website, at the offices of MOH and SFRA, and at the Main Branch of the San Francisco Public Library. Interested persons will have 30 days to provide written comments on the proposed amendment. Interested parties may also provide oral comments at the regular CCCD meeting that is conducted within the 30-day period.
3. A summary of all comments received within the 30-day period will be included in the substantial amendment to the Action Plan that is submitted to HUD.

PROPOSED CHANGE TO 2009-2010 ACTION PLAN

Background

San Francisco received $5.7 million from HUD under the Community Development Block Grant Recovery (CDBG-R) program, which is authorized by the American Recovery and Reinvestment Act (ARRA) of 2009. The Act appropriated $1 billion in CDBG funds to states and local governments for primarily economic development, housing, infrastructure and other public facilities activities that will quickly spur further economic investment, increased energy efficiency and job creation or retention.

San Francisco used the CDBG-R funding for two projects. One is the installation of a storm water pump station in the Mission Bay community that will serve new affordable housing developments in the area, including a 150-unit development that will be constructed along with the pump station. The other proposed project is the rehabilitation of 220 Golden Gate (the Central YMCA building) into an affordable housing development with 172 units. These two projects were selected for CDBG-R funding because of their good fit with the funding requirements. They are capital projects that will create jobs and they are ready for implementation. The CDBG-R program regulations required selection of projects that were ready for implementation and expenditure within a tight time frame. These two projects met these requirements and in addition, stimulus funding to these two projects gave them bonus points on an application for state funding.

The allocation of CDBG-R funding to the projects resulted in the availability of $3.2 million in prior year CDBG funds.

Allocation Process

In June 2009, MOH and OEWD staff determined funding priorities and presented the priorities to the Citizens Committee on Community Development(CCCD). The funding priorities were non-housing activities that create jobs and are responsive to the economic downturn and that are aligned with the general purposes of stimulus dollars issued through the ARRA. The priorities are consistent with San Francisco's 2005-2009 Consolidated Plan and 2009-2010 Action Plan. The specific priorities were:

- Public facility projects in low- and moderate-income areas that have the potential to act as catalysts in their respective neighborhoods;
- Public facility projects that are able to begin construction within six months from the date the funds are made available;
- One time program funding for innovative programs that are no more than one year in duration and that respond directly to the needs of low- and moderate-income people adversely affected by the current economic downturn;
- Projects or programs that leverage additional funding;
- Projects or programs that create short and/or long term jobs for low income residents; and

- Projects or programs that actively serve the communities in which they are located.

A Request For Proposals (RFP) was issued in the beginning of July 2009 and proposals were due at the end of July 2009. The CCCD approved funding recommendations in the beginning of September 2009 and the list of recommendations was available to the public in the middle of September 2009. This process allocated nearly $2.5 million for 16 public facility projects and two public service projects.

Secondly, after San Francisco received its 2009-2010 CDBG entitlement amount from HUD, it was reduced due to a successful Census challenge and HUD's revised allocations due to new entitlements. The successful Census challenge resulted in a higher population count for San Francisco and therefore a lower growth lag. Lack of growth relative to other jurisdictions is a HUD factor in the CDBG entitlement formula. Prior year CDBG funds were used to fill a budget shortfall of almost $200,000 that was already allocated for one public facility project that was identified in the 2009-2010 Action Plan.

Finally, during San Francisco's 2009-2010 budget process, a list of high priority projects were identified by the Mayor and the Board of Supervisors. Based on these priorities and the priorities outlined in the Consolidated Plan, prior year CDBG funds in the amount of $500,000 were allocated to three public service activities and one planning activity.

List of New Projects

Board of Trustees of the Glide Foundation 330 Ellis Street, 94102	Upgrade and creation of three ADA compliant restrooms for a health clinic at a multi-service community center	$150,000
Boys & Girls Clubs of San Francisco 450 Guerrero Street, 94110	Correction of the slope of the front roof of a youth facility to prevent leaking	$81,000
CAMINOS- Pathways Learning Center 2301 Mission Street, 94110	Construction of the Community Technology Center in Plaza Adelante, a multi-service community center	$130,000
Centro del Pueblo 474 Valencia St reet, 94103	Ceiling tile removal, plumbing repair, waterproofing, life safety system replacement in a multi-service community center	$125,000
Charity Cultural Services Center 745 Commercial Street, 94108	Renovation of the first floor of a workforce development training facility to serve as a new classroom/public space	$118,250
Dolores Street Community Services 35-37 Woodward Street, 94103	Construction of a commercial grade kitchen in Dolores Hotel to prepare meals for clients of shelter programs	$200,000
Florence Crittenton Services 1030 Oakdale Avenue, 94124	Rehabilitation of the Oakdale Child Development Center	$200,000
Literacy for Environmental Justice	Construction of EcoCenter at Heron's Head park,	$127,260

Pier 98, Cargo Way & Jennings Street, 94124	including trench work, hardscape, landscape and wind turbine	
Mission Economic Development Agency 2301 Mission Street, 94110	Construction of Plaza Adelante, a multi-service community center	$150,000
Mission Housing Development Corporation - Good Samaritan Family Resource Center 1290-1294 Potrero Avenue, 94110	Accessibility improvements to the main entrance of a family resource center	$107,500
San Francisco Conservation Corps - Guadalupe Child Development Center 859 Prague Street, 94112	Installation of a play structure and safety matting	$45,000
San Francisco Conservation Corps - Jose Ortega Elementary School 400 Sargent Street, 94132	Installation of a play structure and safety matting	$45,000
San Francisco Housing Development Corporation 4800 Third St, 94124	Tenant improvement of a ground floor commercial space for neighborhood-serving restaurant at a site that includes affordable housing	$137,755
San Francisco State University- Head Start 729 Kirkwood Avenue, 94124	Installation of modular units and completion of contruction for the Hunter's Point Head Start Neighborhood Resource Center	$262,156
San Francisco State University- Head Start 1111 Junipero Serra Blvd., 94132	Expansion of the OMI Early Head Start Center	$250,460
Tides Center/Women's Community Clinic 1833 Fillmore Street, 94115	Renovation of a new health facility to meet licensing requirements	$150,000
Friends of the Urban Forest The Presidio, P.O. Box 29456, 94129	Youth Tree Care employment training program	$61,462
San Francisco Conservation Corps Building 102 Fort Mason, 94123	Ramp SF Job Readiness Training Program	$157,061
San Francisco Conservation Corps Building 102 Fort Mason, 94123	Removal and installation of play structures and implementation of playground greening projects by Corpsmembers	$192,914
Community Youth Center-San Francisco (CYC-SF) 1038 Post Street, 94109	Case management for transitional age youth	$250,000
Inner City Youth 96 Broad Street, 94112	Case management for transitional age youth	$150,000
CompassPoint Nonprofit Services 731 Market Street, 94103	Planning activities for the Ocean Merced Ingleside community to increase capacity for service providers	$35,000

Filipino-American Development Foundation -- Filipino Community Center 35 San Juan Avenue, 94112	Employment services primarily serving the Filipino community in the Excelsior district	$65,000
	Total	**$3,190,818**

Citizen Participation on the Draft Substantial Amendment

The Draft Substantial Amendment to the 2009-2010 Action Plan is available to the public for review and comment between October 1, 2009 and October 30, 2009. The City will publish a notice in the San Francisco Examiner on September 24, October 7 and October 21, 2009 informing the public of the availability of the draft document for review and comment. The public has access to a hard copy of the document at the Main Branch of the Public Library and at the offices of MOH and SFRA. An electronic copy of the draft document is posted on MOH's main website and its Community Development Division's website.

The public is also invited to provide comments on the Draft Substantial Amendment on October 19, 2009 at the regular meeting of the Citizens Committee on Community Development. The meeting is scheduled for 5:45pm at 1 South Van Ness Avenue, 5th Floor.